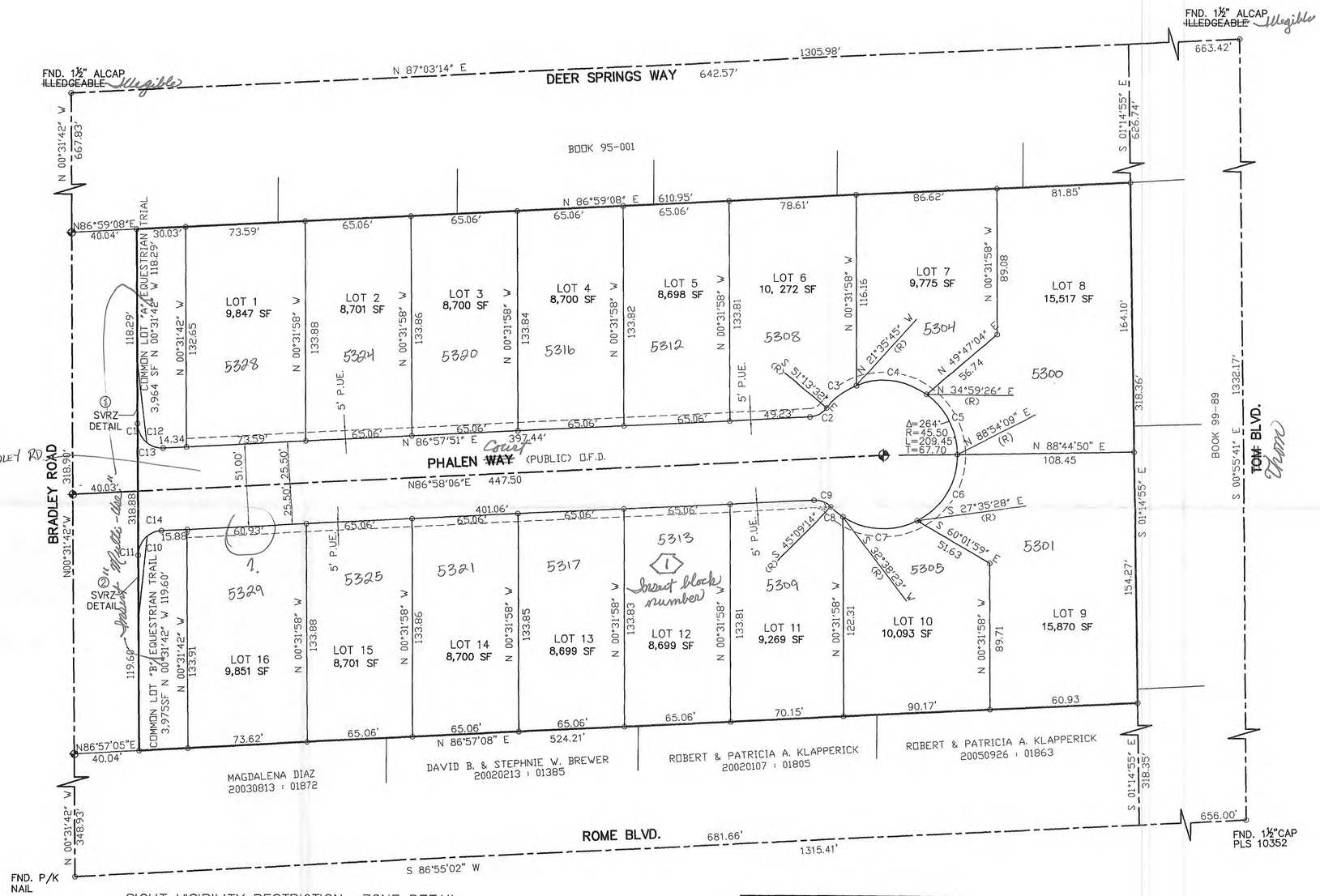
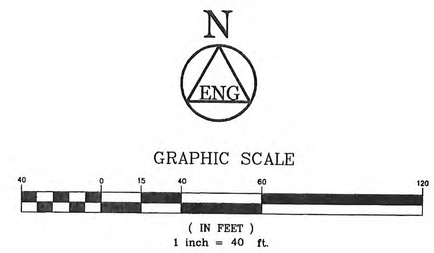
FINAL MAP
OF
BRADLEY VILLAS

BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

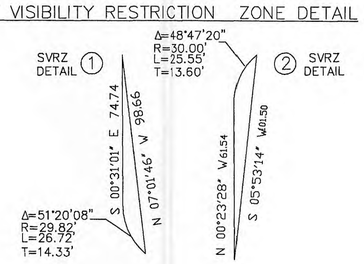




LEGEND

◉	FOUND MONUMENT AS NOTED
○	SET ALCAP/NAIL & TAG PLS 8488
⊕	SET – TYPE III MONUMENT P.L.S. NO. 8488 W/ REF. TIES
16	LOT NUMBERS (14 TOTAL)
C1	CURVE NUMBERS
	SECTION/CENTER LINE
	LOT LINE
	TRACT BOUNDARY
	SET BACK LINE
	EASEMENT LINE
①	SIGHT VISIBILITY ZONE
O.F.D.	OFFER FOR DEDICATION

SIGHT VISIBILITY RESTRICTION ZONE DETAIL



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°09'36"	15.00	13.19
C2	48°12'27"	14.49	12.20
C3	29°29'34"	45.50	23.44
C4	57°00'00"	45.50	45.03
C5	53°55'22"	45.50	42.81
C6	63°30'04"	45.50	50.43
C7	60°14'07"	45.50	47.83
C8	12°30'50"	45.50	9.94
C9	48°30'55"	14.41	12.20
C10	35°57'48"	15.00	9.42
C11	51°32'32"	15.00	13.49
C12	41°20'50"	15.00	10.82

Note: Direct access to Bradley Road from adjacent lots across common lots is prohibited

Street name shall be approved by the Fire Department

RECORDERS NOTE:
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS ACCUMULATIVE MAP INDEX N.R.S. 278.5695

SVRZ NOTE

WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE, NO STRUCTURE, VEGETATION, OR OBJECT OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB, IF A CURB EXISTS. IF NO CURB EXISTS, THE MEASUREMENT WILL BE FROM THE ADJACENT RIDING SURFACE OF THE ROADWAY. TRAFFIC CONTROL DEVICES, THEIR RELATED APPURTENANCES AND STREET LIGHTS ILLUMINATING PUBLIC STREETS MAY BE PLACED WITHIN THE SIGHT VISIBILITY RESTRICTION.

BASIS OF BEARINGS

N 0°31'42" W BEING THE CENTERLINE OF BRADLEY ROAD PER RECORD OF SURVEY SURVEY FLIE 52 PAGE 70, ON SHEET 6 OF 17, IN THE OFFICE OF THE RECORDS CLARK COUNTY, NEVADA.

FMP-12905

FINAL MAP OF "BRADLEY VILLAS"

BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

DELTA ENGINEERING
3131 MEADE AVE., SUITE "D"
LAS VEGAS, NV. 89102
TEL: (702) 364-9777
FAX (702) 364-9333

DES. BY	PBB	DWG. BY PBB/JJRP	CHKD. BY PBB
SCALE	1' = 40'	DATE	20 DEC 04
JOB NO.	04058	SHT.	2 OF 2

STAFF COPY

RECEIVED APR 10 2006

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

May 8, 2006

Mr. David Shrit
Bradley Villas, LLC
4465 South Buffalo Drive, Suite #2
Las Vegas, Nevada 89147

RE: FMP-12905 - Bradley Villas

Dear Mr. Shrit:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on May 8, 2006.

The Planning Development Department Staff has administratively ***APPROVED*** your request, subject to the following:

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – Bradley Villas (TMP-6259).

2. The Final Map shall be revised in accordance with the corrections noted on the attached map as required by the Planning and Development Department prior to the submittal of the original Mylar for signature by the City. Such corrections shall include the following:
   a. On the cover sheet, the name: "AND DEVELOPMENT" is be inserted between "PLANNING" and "DEPARTMENT."
   b. On the cover sheet, insert the file number "FMP-12905 above the box in the lower right hand corner.
   c. On the second sheet Thom Boulevard is misspelled.
   d. The proposed street name must be approved by the Fire Communications Center. The street name is to have a "Court" suffix.
   e. On the second sheet, include a note which states: "Direct access to Bradley Road from adjacent lots through common lots is prohibited."
   f. Insert the block number.
   g. Label the trail: "MULTI-USE EQUESTRIAN TRAIL."
   h. At the northeast and northwest corners of the subdivision, "ILLEDGEABLE" is misspelled. (I assume that "ILLEGIBLE" is the intended word.)
   i. I question a lot dimension of Lot 16.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

Public Works

3. Revise the first paragraph of the Owner's Certificate to include the words "grant easements". In addition, insert the following paragraph after the second paragraph as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E, "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement".

4. Include the following statement to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lots (i.e. Lots "A" and "B"), a Multi-Use Equestrian Trail, will be conveyed to the City of Las Vegas within one year of the recordation of this map".

5. On sheet 1 of 2, change the City Engineer to Jorge Cervantes, P.E. # 13977, P.T.O.E.

6. On sheet 2, revise the entrance radii for curves C10 and C12 to be 20 feet.

7. Add curve numbers C13 and C14 to the curve table.

8. Revise the SVRZ note to include the words "To Be Privately Maintained".

9. On sheet 2, between lots 8 and 9 and along the east side of lot 9, provide a 10-foot common lot and label as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".

10. Grant a 10-foot drainage easement along the south side of lots 9 through 16 and label as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association". This easement does not require a common lot.

11. Label the Multi-Use Equestrian Trail as follows: The easterly 10 feet of Common Lots "A" and "B" (Non-residential lots to be conveyed to the City of Las Vegas, to be privately maintained by the Homeowner's Association prior to conveyance) fronting Bradley Road shall have a multi-use equestrian trail easement; said easement being a portion of the overall 30-foot multi-use equestrian trail along Bradley Road.

12. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as the project boundary bearing, lot dimensions and associated bearings do not match the submitted civil plans. Revise drawings as necessary.

13. Site development to comply with all previous conditions of approval for the Bradley Villas Tentative Map (TMP-6529).

14. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

This action by the Planning and Development Department on May 8, 2006 is final unless a written appeal is filed with the Director of Planning and Development within seven days of receiving written notice of the decision. A nonrefundable fee must accompany the appeal. The Planning Commission shall hear the appeal within 30 days after the appeal is filed with the Director.

Sincerely,

Donald Schmeiser, AICP
Senior Planner
Planning and Development Department
Current Planning Division

DS:clb

cc: Mr. Patrick Beebe
Delta Engineering
3131 Meade Avenue, Suite D
Las Vegas, Nevada 89102

Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section
Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: Patrick Beebe, PLS
Delta Engineering

From: Alan R. Riekki, PLS
City Surveyor

CC: Don Schmeiser
Planning and Development

Date: May 16, 2006

Re: **BRADLEY VILLAS**
FMP-12905

Attached is a redlined drawing delineating comments from Survey review. **THE REDLINED PRINT MUST BE RETURNED *TO SURVEY* ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

Please change the name of the City Engineer.

Please check the survey completion date in the Surveyor's Certificate.

Please match your found monuments to your legend.

Please ensure that all text meets the minimum size requirement of 0.1 inches.

Please change the designation Sight Visibility Zone (SVZ) to Sight Visibility Restriction Zone (SVRZ) wherever it appears.

Please add block numbers to conform to City of Las Vegas municipal code.

Your Basis of Bearing is quite a ways away from the map. Please tie to that Basis of Bearing or perhaps rotate onto a closer Basis of Bearing.

The right-of-way bearings for your lots on Phalen Way do not match the centerline. For this and other reasons, we were unable to close most of the lots, especially around the cul-de-sac area.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines.

We were unable to do a complete map check. Please verify your map data and make necessary corrections prior to resubmitting this map for a technical review.

ARR:lp

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works BA
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: May 2, 2006
Re: **FMP-12905** Bradley Villas 6640 Bradley Rd.
Request for a Final Map Technical Review

COMMENTS:

We note that an approved Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works. We also note that a Traffic Impact Analysis was not required by the Traffic Engineering Division for the Bradley Villas subdivision.

CONDITIONS OF APPROVAL:

1. Revise the first paragraph of the Owner's Certificate to include the words "grant easements". In addition, insert the following paragraph after the second paragraph as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E, "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement".

2. Include the following statement to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lots (i.e. Lots "A" and "B"), a Multi-Use Equestrian Trail, will be conveyed to the City of Las Vegas within one year of the redecoration of this map".

3. On sheet 1 of 2, change the City Engineer to Jorge Cervantes, P.E. # 13977, P.T.O.E.

4. On sheet 2, revise the entrance radii for curves C10 and C12 to be 20 feet.

5. Add curve numbers C13 and C14 to the curve table.

6. Revise the SVRZ note to include the words "To Be Privately Maintained".

7. On sheet 2, between lots 8 and 9 and along the east side of lot 9, provide a 10-foot common lot and label as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".

8. Grant a 10-foot drainage easement along the south side of lots 9 through 16 and label as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association". This easement does not require a common lot.

9. Label the Multi-Use Equestrian Trail as follows: The easterly 10 feet of Common Lots "A" and "B" (Non-residential lots to be conveyed to the City of Las Vegas, to be privately maintained by the Homeowner's Association prior to conveyance) fronting Bradley Road shall have a multi-use equestrian trail easement; said easement being a portion of the overall 30-foot multi-use equestrian trail along Bradley Road.

10. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as the project boundary bearing, lot dimensions and associated bearings do not match the submitted civil plans. Revise drawings as necessary.

11. Site development to comply with all previous conditions of approval for the Bradley Villas Tentative Map (TMP-6529).

12. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

ndep
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
protecting the future for generations

STATE OF NEVADA
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Kenny C. Guinn, Governor
Allen Biaggi, Director
Lea M. Drazdaff, P.E., Administrator

April 14, 2006

WALTER B. ROSS

CLARK COUNTY HEALTH DISTRICT
P.O. BOX 3902/625 SHADOW LANE
LAS VEGAS NV 89127

Re: Final Map
Bradley Villas
16 lots in the City of Las Vegas

Dear Mr. ROSS:

The Division of Environmental Protection has reviewed the above referenced subdivision and approves said subdivision with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law, provided that the City of Las Vegas commits to provide sewage service to said subdivision.

Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a $200 filing fee. For further details regarding this requirement, please contact Mr. Cliff Lawson of NDEP at (775) 687-9429.

Sincerely,

Chad Schoop, P.E.
Technical Services Branch
Bureau of Water Pollution Control

cc:
LINDA HARTMAN-MAYNARD the City of Las Vegas, Planning and Development
Development Services Center, 731 S. 4th Street Las Vegas 89101
ROBERT THOMPSON Water Resources, Southern Nevada Branch, - Las Vegas -
Engineer: DELTA ENGINEERING 3131 MEADE AVE, STE D LAS VEGAS, NV 89102
Developer Name: BRADLEY VILLAS 4465 S BUFFALO STE 2 LAS VEGAS, NV 89147

Control No. 14246

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

4/10/06

FMP-12905 - BRADLEY VILLAS *- Request for a Final Map Technical Review FOR A 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.45 acres at 6640 Bradley Road (APN 125-24-701-005), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Ward 6 (Ross).*

CASE PLANNER: ***DON SCHMEISER 229-5915***

☒ ***ADMINISTRATIVE***

Comments Due: ***APRIL 20, 2006***

NOTE: *Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to DON SCHMEISER* ***(dschmeiser@lasvegasnevada.gov)****, the Case Planner responsible for this case.*

LIST COMMENTS BELOW:

Ref - 11301

April 12, 2006

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

Gentlemen:

SUBJECT: WATER AVAILABILITY – FMP-12905 BRADLEY VILLAS
A.P.N. 125-24-701-005

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map and has been unable to confirm any existing commitment for water service. The subject project will not be provided water service from the District's system without a water commitment.

A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met. The total projected water usage of the subdivision is 15.1 acre-feet/year.

If you have any questions, please contact Karen Jensen at 258-3276.

Sincerely,

Original Signed By:
GEORGE A. JACOBY

George A. Jacoby, Manager
Engineering Services Division

GAJ/kj

cc: Clark County Health District
City of Las Vegas Planning Department
Delta Engineering

LAS VEGAS VALLEY WATER DISTRICT
PEOPLE LEADING THE WAY

1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT
Yvonne Atkinson Gates
VICE PRESIDENT
Tom Collins
Chip Maxfield
Lynette Boggs McDonald
Rory Reid
Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

MEMORANDUM

City of Las Vegas
Planning & Development Department

To:	Land Development
From:	Peter Lowenstein
Phone:	(702) 229-4693 Fax: (702) 385-7268
CC:	Land Development Civil Plan Ref. #12088
Date:	03/02/06
Re:	Bradley Villas

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. **The correct Assessors Parcel Number (APN) must be shown on the cover sheet. [APN 125-24-701-005]**
2. **Please revise the grading sheet to reflect tree grates placed at 20 feet on center within the proposed transition strip of the Multi-Use Equestrian Trail adjacent to Bradley Road, as is required by Recreation Trails Element of the Las Vegas Master Plan 2020.**
3. **It has been noted that the proposed Equestrian Trail is of a size of 15.20 feet. This exceeds the required 10-foot depth by 5.2 feet and creates a saw cut effect between the existing trail to the north and potentially to the future one to the south. Please revise all applicable sheets to reflect the trail being a minimum of 10 feet in depth and being flush with the adjacent trail to the north. Please reflect these changes within Detail 1 on Sheet C5.00.**
4. **Please revise Detail 1 on Sheet C5.00 to reflect the right-of-way line at the back of curb, as the transition strip is to be part of the 20-foot common lot as it is to be maintained by the homeowner's association/private property owner. (See the attached detail on Sheet C2.10)**
5. **Please revise Detail 1 on Sheet C5.00 to reflect the proposed wall along Bradley as a "decorative block wall with 20% contrasting material and cap." In addition, please call out the proposed height of the perimeter wall.**
6. **Please revise Details 2 and 3 on Sheet C5.00 to reflect the materials used in which to fill and cap the area between the existing and proposed perimeter walls. (See the attached detail located on Sheet C5.00)**
7. **Please provide the overall height of the proposed walls depicted within Details 1, 2, 3, 4 and 12 on Sheet C5.00.**
8. **Please provide a new detail for the area depicted within Detail 8 on Sheet C5.00, illustrating the proposed perimeter screen wall. Please identify the overall height of the wall.**

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

RECEIVED

APR 10 2006

9. **Revise title of civil plan to match the legal subdivision name of the Tentative Map. (Bradley Villas")**
10. **Information on Civil Plans must match Final Map.**
11. **Civil plan redlines must be returned with mylars for planning signature.**

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

RECEIVED

APR 10 2006

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*	**FMP-12905**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
FIRE COMMUNICATIONS		500 CASINO CENTER
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*STREETS & SANITATION		2009 RONEMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT	**WALTER ROSS**
LAS VEGAS VALLEY WATER DISTRICT	
UNITED STATES POSTAL SERVICE	

ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOCIATE ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT

FINAL MAPS
04/10/2006

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

4/10/06

FMP-12905 - BRADLEY VILLAS *- Request for a Final Map Technical Review FOR A 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.45 acres at 6640 Bradley Road (APN 125-24-701-005), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Ward 6 (Ross).*

CASE PLANNER: ***DON SCHMEISER 229-5915***

☒ ***ADMINISTRATIVE***

Comments Due: ***APRIL 20, 2006***

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LIST COMMENTS BELOW:

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

FINAL MAP TECHNICAL REVIEW CHECKLIST

FINAL MAP CONTENTS

- [x] The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- [x] Date, north arrow and scale.
- [x] Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- [x] Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names. *If none exist, indicate this on the map.*
- [x] Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- [x] Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- [x] All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- [x] Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- [x] Name and legal description of tract in which survey is located and ties to adjoining tracts.
- [x] Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Planning and Development Department. When required, it shall be submitted on separate drawings.

- [x] A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- [x] A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

RECEIVED

APR 10 2006

PLANNING &
DEVELOPMENT

CITY OF LAS VEGAS

Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-0301
www.lasvegasnevada.gov

May 13, 2005

053815

Bradley Villas, LLC
4465 South Buffalo, Suite #2
Las Vegas, Nevada 89147

RE: TMP-6259 - TENTATIVE MAP - BRADLEY VILLAS

Dear Applicant:

Your request for a Tentative Map FOR A 16 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.45 acres adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard (APN 125-24-701-005), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Mack), was considered by the Planning Commission on May 12, 2005.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-5849) and Waiver (WVR-5850).

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Steve Wolfson
Lois Tarkanian

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-01-05

6. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calender year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Public Works

8. Label the Multi-Use Equestrian Trail adjacent to the western boundary of this site along Bradley Road as follows: 30-foot wide Multi-Use Equestrian Trail, C.E. Lot "__", Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained by the Homeowner's Association prior to conveyance.

9. The Final Map for this site shall label the Multi-Use Equestrian Trail adjacent to this site along Bradley Road as "30-foot wide Multi-Use Equestrian Trail Easement to be privately maintained by the Homeowner's Association". In addition, per Title 18 Appendix E, the Owner's Certificate shall include the following paragraph, "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement."

10. A Homeowner's Association shall be established to maintain all perimeter walls, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

11. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5849 and all other subsequent site-related actions.

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on May 12, 2005 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clc

cc: Mr. Patrick Beebe
Delta Engineering
3131 Meade Avenue, Suite D
Las Vegas, Nevada 89102

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

FMP Application

Report Date 04/10/2006 02:37 PM **Submitted By**

A/P # 12905 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/10/2006 11:46	983967	**Temp COO**		
Approved			**COO Issued**		
Final			**Expires**		

Associated Information

Type of Work		**# Plans**	0
Dept of Commerce		**# Plans**	0
Priority	☒ **Auto Reviews**	**Bill Group**	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

FMP-12905 - BRADLEY VILLAS - Request for a Final Map Technical Review FOR A 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.45 acres at 6640 Bradley Road (APN 125-24-701-005), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Ward 6 (Ross).

Parent A/P # 6259
Project # 12905 **Project/Phase Name** BRADLEY VILLAS **Phase #**
Size/Area 4.45 ACRE **Size Description**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 12524701005

Location

Owner/Tenant

Contact ID AC772609 **Name** BRADLEY VILLAS L L C
Mailing Address 4465 S BUFFALO #2 **Organization**
City LAS VEGAS **State/Province** NV
ZIP/PC 89147-6232 **Country** ☐ **Foreign**
Day Phone (702)826-6010 x **Evening Phone**
Fax (702)826-6023 **Mobile #**

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

6640 BRADLEY RD
LAS VEGAS, 89131-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12524701005

FINAL MAP

Technical Review Process

16 # of Residential/Commercial Lots

2 # of Common Element Lots

04/10/2006 Blueline Submitted

04/10/2006 Blueline Accepted for Processing

Action Letter Sent

Mylar Process

0 # of Residential/Commercial Lots

0 # of Common Element Lots

Mylar Submitted

Mylar Accepted for Processing

Mylar Comments Sent

Mylar Released for Recordation

Type of Map NEW

Y Parent Project link required? Flood Study required? Street Name Has Been Changed

Y Is this a Residential Subdivision? Traffic Study required? Recordation Information

CLV Drawing # Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name BRADLEY VILLAS

Template Type	A/P #	A/P Type	Status	Stage
No children exist for this project				

Employee ID	Last	First	MI	Comments
981106	SCHMEISER	DDNALD	D	PLANNING 229-5915

Log Action Hours	Description Comments	Entered By	Start	Stop
PAYMNT 0.00	CK NAME,# WHO PICKED UP PERMIT bradley villas llc ck 1041 / cheryl / 364-9777	983657	04/10/2006 11:50	

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: BRADLEY VILLAS LLC

Project Address (Location) 6640 BRADLEY RD

Project Name BRADLEY VILLAS **Proposed Use** Single Fm RES.

Assessor's Parcel #(s) 125-24-701-005 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing R-1 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 4.45 **Lots/Units** 18 **Density** R-1 3.56

Additional Information _____

PROPERTY OWNER BRADLEY VILLAS LLC **Contact** DAVID SHIRIT
Address 4465 South Buffalo #2 **Phone:** 876 6010 **Fax:** 876 6023
City LAS VEGAS, NV. **State** NV. **Zip** 89147

APPLICANT BRADLEY VILLAS LLC **Contact** DAVID SHIRIT
Address 4465 South Buffalo #2 **Phone:** 876 6010 **Fax:** 876 6023
City LAS VEGAS **State** NV **Zip** 89147

REPRESENTATIVE DELTA ENG. **Contact** Patrick Beebe
Address 3131 MEADE AVE "D" **Phone:** 364-9777 **Fax:** 364-9333
City L.V. **State** NV **Zip** 89102

Property Owner Signature* David Shirit
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name DAVID SHIRIT

Subscribed and sworn before me
This 1st day of March, 2006.
Faye D. Williams
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
FAYE D. WILLIAMS
No: 92-1302-1
My Appointment Expires Sept. 8, 2009

FOR DEPARTMENT USE ONLY

Case #	12905-FMP
Meeting Date:	—
Total Fee:	750.00
Date Accepted:	4/10/06
Accepted By:	RD

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PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-12905 APN: 125-24-701-005

Name of Property Owner: BRADLEY VILLAS LLC

Name of Applicant: BRADLEY VILLAS LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: DAVID SHIRIT

Subscribed and sworn before me

This 1st day of March, 2006

Faye D. Williams

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
FAYE D. WILLIAMS
No: 94-1302-1
My Appointment Expires Sept. 8, 2009

Revised 2/12/02

f:\depot\Application Packet\Statement of Financial Interest.doc

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Nevada Secretary of State

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BRADLEY LAND DEVELOPMENT COMPANY, LLC

PRI

Business Entity Information

Status:	Active	File Date:	5/6/2004
Type:	NRS86 - Domestic Limited-Liability Company	Corp Number:	LLC9725-2004
Qualifying State:	NV	List of Officers Due:	5/31/2006
Managed By:	Managers	Expiration Date:	5/6/2504

Resident Agent Information

Name:	DAVID SHIRIT	Address 1:	4465 S BUFFALO DR STE
Address 2:		City:	LAS VEGAS
State:	NV	Zip:	89147
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip:	

View all business entities under this resident agent

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

Include Inactive Office

Manager - DARTMOUTH ENTERPRISES INC

Address 1:	4465 S BUFFALO STE 2	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89147	Country:	
Status:	Active	Email:	

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Actions\Amendments

Click here to view 4 actions\amendments associated with this company

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Nevada Secretary of State
Dean Heller

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BRADLEY VILLAS, LLC

PRI

Business Entity Information

Status:	Active	File Date:	5/25/2004
Type:	NRS86 - Domestic Limited-Liability Company	Corp Number:	LLC11379-2004
Qualifying State:	NV	List of Officers Due:	5/31/2006
Managed By:	Managers	Expiration Date:	5/25/2504

Resident Agent Information

Name:	DAVID SHIRIT	Address 1:	4465 S BUFFALO DR STE
Address 2:		City:	LAS VEGAS
State:	NV	Zip:	89147
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip:	

View all business entities under this resident agent

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Office

Manager - BRADLEY LAND DEVELOPMENT COMPANY LL

Address 1:	4465 S BUFFALO DR STE 2	Address 2:	C
City:	LAS VEGAS	State:	NV
Zip:	89147	Country:	
Status:	Active	Email:	

Manager - LIOR GAMLIEL

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APR 24 15/2006

Address 1:	4465 S BUFFALO DR STE 2	Address 2:	C
City:	LAS VEGAS	State:	NV
Zip:	89147	Country:	
Status:	Active	Email:	

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Nevada Secretary of State
Dean Heller

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DARTMOUTH ENTERPRISES, INC.

PRI

Business Entity Information

Status:	Active	File Date:	5/6/2004
Type:	NRS78 - Domestic Corporation	Corp Number:	C12177-2004
Qualifying State:	NV	List of Officers Due:	5/31/2006
Managed By:		Expiration Date:	

Resident Agent Information

Name:	DAVID SHIRIT	Address 1:	4465 S BUFFALO DR STE
Address 2:		City:	LAS VEGAS
State:	NV	Zip:	89147
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip:	

View all business entities under this resident agent

Financial Information

No Par Share Count:	0	Capital Amount:	$ 100.00
Par Share Count:	100,000.00	Par Share Value:	$ 0.001

Officers

☐ Include Inactive Office

President - DAVID SHIRIT

Address 1:	4465 S BUFFALO STE 2	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89147	Country:	
Status:	Active	Email:	

Secretary - DAVID SHIRIT

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APR 10 2006

Address 1:	4465 S BUFFALO STE 2	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89147	Country:	
Status:	Active	Email:	
Treasurer - DAVID SHIRIT			
Address 1:	4465 S BUFFALO STE 2	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89147	Country:	
Status:	Active	Email:	

Actions\Amendments

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20040615-0001418
Fee: $20.00 RPTT: $5,100.00
06/15/2004 09:40:01 T20040039315
Req: NORTH AMERICAN TITLE COMPANY
Frances Deane
Clark County Recorder Pgs: 7

APN NO: 125-24-701-005
RPTT $5,100.00
Escrow No.: NV504-50425JMM

(7)

Recording requested by:
NORTH AMERICAN TITLE COMPANY

When recorded mail along with tax statement to:
Bradley Villas, LLC
4465 S. Buffalo, Ste. 2
Las Vegas, Nv 89147

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

643 SOUTH SAN PEDRO STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

In consideration of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to:

BRADLEY VILLAS, LLC, A NEVADA LIMITED LIABILITY COMPANY,

All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:
1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any,

Together with all and singular the tenements, heredltaments and appurtenances thereunto belonging or in anywise appertaining.

DATE: 6-11-04

643 South San Pedro Street LLC

BY: _____
Parviz Okhovat, Managing Member

BY: _____
Siamak Okhovat, Managing Member

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APR 10 2006

State of California
County of Los Angeles

On June 11, 2004, before me, the undersigned Notary Public in and for said County and State, personally appeared PARVIZ OKHOVAT, proved tome on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official Seal.

YOUNG RAN PARK
Commission # 1353113
Notary Public - California
Los Angeles County
My Comm. Expires Apr 23, 2006

Signature

My Commission expires 4-23-2006

State of California
County of Los Angeles

On June 11, 2004, before me, the undersigned Notary Public in and for said County and State, personally appeared SIAMAK OKHOVAT, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

YOUNG RAN PARK
Commission # 1353113
Notary Public - California
Los Angeles County
My Comm. Expires Apr 23, 2006

My Commission expires 4-23-2006

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EXHIBIT "A"

THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT TWO HUNDRED SEVENTY-THREE (273) OF DECATUR ALIGNMENT, AS SHOWN BY MAP THEREOF ON FILE IN FILE 52 OF SURVEYS, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 AS DOCUMENT NO. 00517, OFFICIAL RECORDS, AS SET FORTH IN THAT CERTAIN JUDGEMENT AND DECREE QUIETING TITLE ISSUED OUT OF THE EIGHTH JUDUCIAL DISTRICT COURT, CASE NOS. A-233462 AND A-274127, AND RECORDED OCTOBER 26, 1989 IN BOOK 891926 AS DOCUMENT NO. 00794, OFFICIAL RECORDS.

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APR 1 0 2006